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U.S. Bank National Association

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA  
WESTERN DIVISION – SPRING STREET

U.S. Bank National Association,  
Plaintiff,

vs.

David Alan Boucher, an individual,  
Ruben Heredia, an individual, The  
Roberto Vargas Cestui Que Trust, and  
DOES 1 through 10, inclusive,  
Defendants.

CASE NO. EDCV12-1320-GW(DTBx)

Hon. George H. Wu  
Courtroom 10

**JUDGMENT IN FAVOR OF U.S.  
BANK NATIONAL ASSOCIATION**

Hearing:

Date: June 27, 2013

Time: 8:30 a.m.

Location: Courtroom 10

Ruben Heredia,

Counter Plaintiff,

vs.

U.S. Bank National Association; United  
States; DOES 1 through 10,  
Counter Defendants.

Complaint Filed: August 8, 2012  
Trial Date: August 6, 2013

1 This action having come for hearing on the following motions filed by U.S.  
2 Bank National Association ("U.S. Bank"):

- 3 • Motion for Summary Judgment against Ruben Heredia
- 4 • Motion for (1) Default Judgment Against David Boucher on Slander of  
5 Title and Cancellation of Instruments Claims [FRCP 55]; and (2)  
6 Judgment Against David Boucher and The Roberto Vargas Cestui Que  
7 Trust on Quiet Title Claim [CCP § 764.010]

8 The Court having granted both Motions in favor of U.S. Bank,

9 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that judgment be  
10 entered for U.S. Bank as follows:

11 1. Judgment is entered in favor of U.S. Bank on its slander of title claim  
12 against Defendants Ruben Heredia ("Heredia") and David Boucher ("Boucher"),  
13 jointly and severally, in the amount of \$91,974.56.

14 2. Judgment is entered in favor of U.S. Bank on its cancellation of  
15 instruments claim against Heredia and Boucher, and the document recorded on June 4,  
16 2012 in the Official Records Recorder's Office, Los Angeles County, Document No.  
17 21020829844, titled "Grant Deed," including all exhibits thereto, is cancelled and  
18 deemed void.

19 3. Judgment is entered in favor of U.S. Bank against all Defendants  
20 (Heredia, Boucher, and The Roberto Vargas Cestui Que Trust) on U.S. Bank's quiet  
21 title claim, and title to the subject property, commonly known as 13777 De Garmo  
22 Avenue, Sylmar, California 91342, the legal description of which is:

23 LOT 30 OF TRACT NO. 31189, IN THE CITY OF LOS ANGELES,  
24 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER  
25 MAP RECORDED IN BOOK 879 PAGES 46 TO 49 INCLUSIVE, OF

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1                   MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
2                   COUNTY.

3   is hereby quieted in favor of U.S. Bank.

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5   DATED: October 15, 2013



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6                   The Honorable George H. Wu  
7                   United States District Judge  
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